

\$6,390,000 - 1008 RAVENHILL Road Unit# 1&2

Listing ID: 40490878

\$6,390,000

6 Bedrooms, 2 Bathrooms, 5.36 acres

Single Family

1008 RAVENHILL Road Unit# 1&2,

Dwight, Ontario, P0A1H0

A remarkable family compound development opportunity on the serene shores of Lake of Bays. This rare offering consists of two separate properties totalling 1000' of majestic west-facing shoreline, 5+ acres of both level and dramatic terrain, commanding long sunset views, and privacy assured. This special package offers the ability to construct 2 cottages, 2 boathouses and an additional bunkie. The primary lot boasts a rare 715' of assessed frontage and 3.97 acres. The older cottage reaps the benefits of grandfathered setbacks, and sits on a very level part of the property where there is a large and level footprint ready to build your dream cottage that will compete with the most elite. The expansive shoreline, consisting of a mix of deep/rocky and shallow/sandy, provides ample space for a future boathouse to take in the mesmerizing sunsets over Dwight Bay. Live in the gorgeous winterized bunkie + garage while you plan and build your future cottages and boathouses. Designed by Reflect Architecture, and built by HLD in 2014, the bunkie is elegantly blasted into the magnificent rock face backdrop, with a full kitchen, living room, 1 bedroom, 3-pc bathroom, heated concrete floors, barn-board siding, wood-burning fireplace,

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exceptional mill work and a connected 2-bay garage with 2 murphy beds , laundry, storage and a lounge space that seamlessly opens to the waterfront by way of motorized drop down screens. Tasteful and restrained landscape lighting throughout the property romantically keeps the landscape glowing after sunset. The second lot, with 284' of assessed frontage and 1.41 acres of additional land affords the ability to complete the compound. Build a second cottage, bunkie/garage, and boathouse to accommodate all of your family and friends, while maintaining your peace and privacy. Located 25-mins to Huntsville, less than 10-min boat ride to Bigwin Island. ***Two Properties being sold together - See MLS#40484169 and MLS#40484219 for individual listings*** (id:49587)

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